

(More detailed descriptions of each specific modification are available upon request.)

The property is located on the north side of John Mosby Highway (Route 50) and the south side of Evergreen Mills Road (Route 621) west of Loudoun County Parkway (Route 606) in the Dulles Election District. The property is more particularly described as Tax Map 101, Parcels 42, 43A (portion) and 97 (portion) (PIN # 163-36-7830, 163-27-3386 and 162-17-2899), and Tax Map 101C ((2)), Parcels 1 through 5 (PIN # 163-26-4764, 163-26-3341, 163-26-5032, 163-26-7931 and 163-26-9824). The area is governed by the policies of the Revised General Plan, which designates this area for commercial uses at a floor area ratio (FAR) of 0.4 and residential uses with densities up to 14 dwelling units per acre.

ZOAM 2007-0004
PROPOSED ZONING ORDINANCE AMENDMENT
TO PERMIT FARM MARKETS IN VARIOUS ZONING DISTRICTS
(Zoning Ordinance Amendment)

Pursuant to Sections 15.2-2204 and 15.2-2285 of the Code of Virginia and a Resolution of Intent to Amend, adopted by the Planning Commission on July 9, 2007, the Planning Commission hereby gives notice of an amendment to the Revised 1993 Loudoun County Zoning Ordinance ('the Ordinance'), in order to add Farm Markets without agricultural production on-site, which sell agricultural, horticultural, and aquacultural goods produced in Loudoun County, as a permitted use in the following zoning districts; AR-1 (Agricultural Rural-1), AR-2 (Agricultural Rural-2), R-1 (Single Family Residential), R-2 (Single Family Residential), R-3 (Single Family Residential), R-4 (Single Family Residential), R-8 (Single Family Residential), R-16 (Townhouse/Multifamily Residential), R-24 (Multifamily Residential), PD-CC (Planned Development-Commercial Center), PD-OP (Planned Development-Office Park), PD-RDP (Planned Development - Research and Development Park), PD-IP (Planned Development-Industrial Park), and PD-GI (Planned Development-General Industry), to amend the Additional Regulations for Specific Uses related to Farm Markets, and to amend the definition of Farm Market. The amendment proposes revisions to Article 8 - Definitions, and Sections 2-102, 2-202, 3-102, 3-202, 3-302, 3-402, 3-503, 3-603, 3-703, 4-203, 4-303, 4-403, 4-503, 4-603, and such other Sections of the Ordinance as necessary to implement and maintain consistency with the foregoing amendments. The public purposes of these amendments are to achieve the purposes of zoning as set forth in Sections 15.2-2200 and 15.2-2283 of the Code of Virginia, including, without limitation, furtherance of the public necessity, convenience, general welfare and good zoning practice and facilitating the creation of a convenient, attractive and harmonious community.

ZOAM 2007-0005
PROPOSED ZONING ORDINANCE AMENDMENT
TO PERMIT CLUSTERED RESIDENTIAL DEVELOPMENT AS AN OPTION IN THE TR-10 ZONING DISTRICT
(Zoning Ordinance Amendment)

Pursuant to Sections 15.2-2204 and 15.2-2285 of the Code of Virginia and a Resolution of Intent to Amend, adopted by the Planning Commission on July 9, 2007, the Planning Commission hereby gives notice of an amendment to the Revised 1993 Loudoun County Zoning Ordinance ('the Ordinance'), in order to remove the requirement for mandatory clustering in the TR-10 (Transitional Residential - 10) and in portions of the TR-1 and TR-3 (Transitional Residential-1 and -3) zoning districts, and to permit landowners in the said districts the option of developing residential uses without the requirement for clustering of dwelling units. The amendment proposes revisions to Section 5-701 and such other Sections of the Ordinance as necessary to implement and maintain consistency with the foregoing amendments. The public purposes of these amendments are to achieve the purposes of zoning as set forth in Sections 15.2-2200 and 15.2-2283 of the Code of Virginia, including, without limitation, furtherance of the public necessity, convenience, general welfare and good zoning practice and facilitating the creation of a convenient, attractive and harmonious community.